

January 09, 2026

Scrip Code - 532832/EMBDL

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, MUMBAI - 400 001

National Stock Exchange of India Limited
“Exchange Plaza”, Bandra-Kurla Complex.
Bandra (East), MUMBAI - 400 051

Dear Sirs,

Sub: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

We would like you to take note of our key operational updates for the quarter ended December 31, 2025 (Q3 FY26):

- 1. Pre-Sales:** The Company recorded strong **pre-sales of ~INR 1,392 crore** during Q3 FY26, representing a quarter-on-quarter growth of ~240% compared to Q2 FY26.
- 2. Collections:** Collections in Q3 FY26 were approximately INR 415 crore, marking a ~15% quarter-on-quarter increase. Cumulative collections for the nine months of FY26 stood at INR 1,096 crore.
- 3. Key updates of the quarter:**
 - Received RERA approvals for four projects, namely **Embassy Citadel (Worli, Mumbai)**, **Embassy Greenshore (North Bengaluru)**, **Embassy Eden (North Bengaluru)**, and **Embassy Verde Phase 2 (North Bengaluru)**, with an aggregate estimated gross development value (GDV) exceeding **INR 12,800 crore**.
 - Received the Occupancy Certificate (OC) for 239 apartments at Serene Amara, a senior living project being developed through a joint venture with Columbia Pacific Communities in Bengaluru.
 - Based on current momentum and pipeline visibility, the Company continues to remain on track to achieve its full-year pre-sales guidance of INR 5,000 crore for FY26.
- 4. Net Debt:** As of December 31, 2025, the Company's net institutional debt is approximately INR 2,939 crore.

Performance Summary:

(INR Cr.)	Q1 FY26	Q2 FY26	Q3 FY26	QoQ%	9M FY26
Pre-Sales	198	409	1,392	240%	1,999
Collections	322	359	415	15%	1,096

Aforesaid numbers are provisional and subject to limited review.

Kindly take the above information on record.

Thank you.

Yours faithfully,

For Embassy Developments Ltd.

(Formerly Equinox India Developments Limited, and earlier Indiabulls Real Estate Limited)

Vikas Khandelwal
Company Secretary

Embassy Developments Limited

(Formerly Equinox India Developments Limited, and earlier Indiabulls Real Estate Limited)

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